



78 Tyne Way

Rushden, Northamptonshire NN10 0GY



Simpson & Weekley

Simpson and Weekley are delighted to offer to market this excellent two-bedroom ground floor apartment, situated in a sought-after modern development on the edge of Rushden.

There is well-proportioned accommodation set over one floor, comprising an entrance hall, two bedrooms with an ensuite to master, a re-fitted bathroom, kitchen and open-plan living/dining room. Externally, there is an allocated parking space and large communal garden to the rear. The home is beautifully presented throughout and has been kept in good order throughout by the current owner, making this a perfect first-time buy ready to move into, or potential investment opportunity.

The home occupies a wonderfully quiet location while remaining within walking distance to the town centre and its wide range of amenities. For those who enjoy the outdoors, there are numerous scenic countryside walks and cycle routes nearby, providing easy access to well-loved destinations such as Rushden Lakes Shopping Centre and the Stanwick Lakes Nature Reserve.

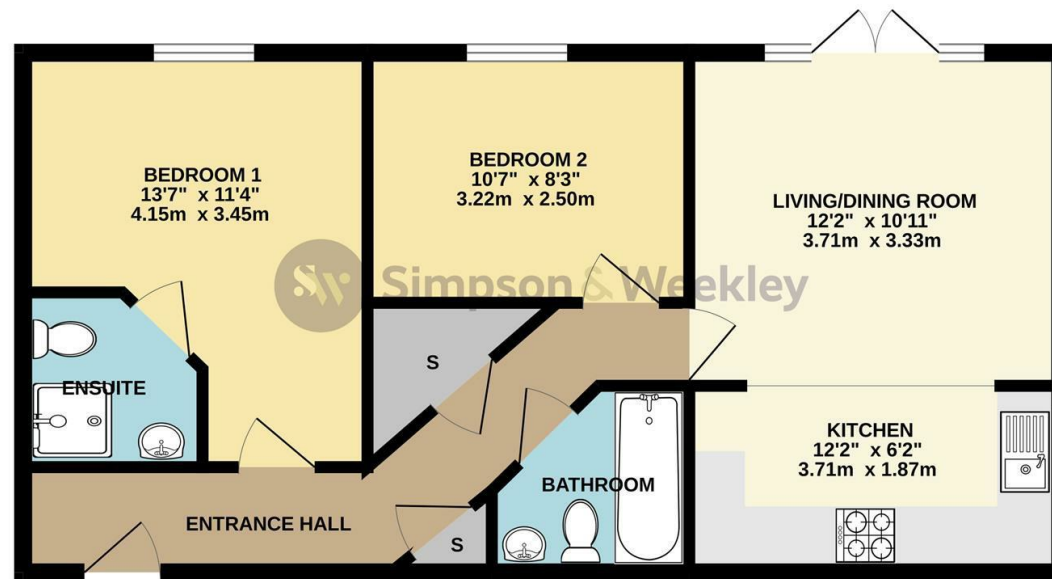
EPC Ordered, Council Tax Band B.

£165,000



Simpson & Weekley

GROUND FLOOR
581 sq.ft. (54.0 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



When you buy with Simpson and Weekley, you know **you'll be in safe hands**. From the moment you walk through our doors, we'll make you **feel truly welcome**. Our sales consultants and financial advisors will take you through **every step of the process**, offering **free expert advice** along the way, from help choosing the right mortgage and insurance through to finding your conveyancer. And if you need help selling your home too, **with over 20 years of local experience, you can trust us to get you moving**.



**Simpson
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